

City Council
Atlanta, Georgia

12-O-0457

Z-12-14

**AN ORDINANCE BY
COUNCILMEMBERS JOYCE SHEPERD AND CLETA WINSLOW:
AS SUBSTITUTED BY ZONING COMMITTEE**

A SUBSTITUTE ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CAMPBELLTON ROAD AND CORRIDOR IN NPU-S FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL), C-1 (COMMUNITY BUSINESS) AND C-2-C (COMMERCIAL SERVICE-CONDITIONAL) DISTRICTS TO THE MRC-1-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, the Campbellton-Cascade Corridors Redevelopment Plan was adopted by City Council on September 18, 2006, and approved by the Mayor on September 26, 2006; and

WHEREAS, recommendations from the Campbellton-Cascade Corridors Redevelopment Plan should be implemented through the rezoning of the properties within the corridor; and

WHEREAS, the residents and property owners in NPUs I, P, R, S, and T worked with the Office of Planning Staff and a consultant team led by Glatting Jackson, Inc. to develop a vision for the redevelopment of both corridors; and

WHEREAS, the residents and property owners of NPU-S have requested the City to rezone the Cascade Avenue corridor to implement the recommendations from the Campbellton-Cascade Corridors Redevelopment Plan; and

WHEREAS, the official zoning maps should be amended to include the properties along the Cascade Avenue corridor in NPU-S as shown on Attachments 'A' and 'B'.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That the 1982 City of Atlanta Zoning Ordinance be amended and the official zoning maps established in connection therewith be changed to include the properties located along the Cascade Avenue Corridor with the designations as shown on Attachments 'A' and 'B'.

SECTION 2: This amendment is approved under the provisions of Section 16-02.003 of the City of Atlanta Zoning Ordinance, entitled "Conditional Zoning", as identified with the use of the suffix "C" after the district designation. The Director of the Office of Buildings shall issue building permits for the development of the properties with said "Conditional Zoning" designation only in compliance with the following conditions:

- 1) The following uses are prohibited:
 - a) Automobile repair garages, paint and body shops.

- b) Automobile service stations, car washes.
 - c) Eating and Drinking Establishments meeting the definition of “nightclub” set forth in Chapter 10 of the Code of Ordinances (Alcoholic Beverages).
 - d) Helicopter landing facilities or pickup or delivery stations: prohibited for all uses, except hospitals as allowed through a special use permit.
 - e) Mixed-use storage facilities.
 - f) Pawn shops.
 - g) Tattoo and body piercing establishments.
 - h) Truck Stops.
- 2) The following uses shall require a Special Use Permit:
- a) Clubs and lodges.
 - b) Mortuaries and funeral homes.
 - c) Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.
- 3) The following uses shall be permitted with the following conditions:
- a) Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles shall be conducted within completely enclosed buildings.
 - b) The following uses provided that they are separated from another parcel having the same permitted use by a minimum horizontal distance of 500 linear feet as measured from property line to property line:
 - i. Dry cleaning establishments, collection stations or plants. Said uses shall be no more than 5,000 square feet of floor area.
 - ii. Hair salons, barber shops, beauty supply, beauty school, and nail salons. This shall not be construed to mean that two such uses within the same parcel shall be prohibited.
 - c) Package stores provided that they are separated from another parcel with the same permitted use by a minimum horizontal distance of 1,500 linear feet, measured from property line to property line.
- 4) Maximum building heights: A maximum total of three (3) stories and height of 42 feet, unless further restricted by the applicable MRC district regulations.
- 5) The following conditions shall apply to all properties regardless of zoning designation:
- a) Building entrances: The primary pedestrian entrance facing the street and sidewalk shall be articulated and differentiated from other components of the façade with two or more of the following elements:
 - i. Stoops for residential uses;
 - ii. Recessed entries, not exceeding five (5) feet in depth from the façade;
 - iii. Entry surrounds;
 - iv. Transom windows;
 - v. Awnings or canopies.
 - b) Building stoops, steps and cheek walls facing the street and sidewalk shall be finished with either concrete, brick or stone. Steps shall have closed risers, ends and cheek walls.
 - c) Building facade materials shall consist of the following for principal and accessory structures:
 - i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
 - ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:

1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank (cementitious siding).
 2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding). Exposed concrete masonry units are not permitted.
 - iii. All other multi-family residential and non-residential structures:
 1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick per vertical wall plane. Stone, cast stone or three-part hard coat stucco may comprise the remainder of such building façade(s).
 2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
 - iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- 6) Fencing: In addition to the fencing requirements of the MRC district, any chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.
- 7) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MRC district, the following additional restrictions shall apply:
- a) Dumpsters shall be screened with brick opaque walls and a self-closing opaque gate along one side which matches the brick color. Said screening shall be twelve (12) inches above the dumpster at a maximum height of seven (7) feet.
 - b) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.
- 8) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security roll down doors shall allow 80% visibility into the tenant space and shall be fully retractable during business hours of operation.
- 9) Lighting: Lights outlining and/or detailing a building and/or windows are prohibited.
- 10) Vending machines, paper stands, and other similar devices shall be located interior to the building structure.
- 11) Signage: In addition to the signage requirements of the MRC districts, the following additional restrictions shall apply:
- a) Free-standing signs, where permitted, shall be constructed of the same materials as the principal structure and shall be directly and continuously upon the ground or a grade-level support structure with no separation between the sign and the ground or grade-level support structure. Said signs shall not be supported by visible columns, uprights, poles or braces and shall be of continuous solid construction without holes, gaps or spacing.
 - b) Wall signs: Signs attached to the building facade shall be internally illuminated or lit from behind (i.e. halo lighting).

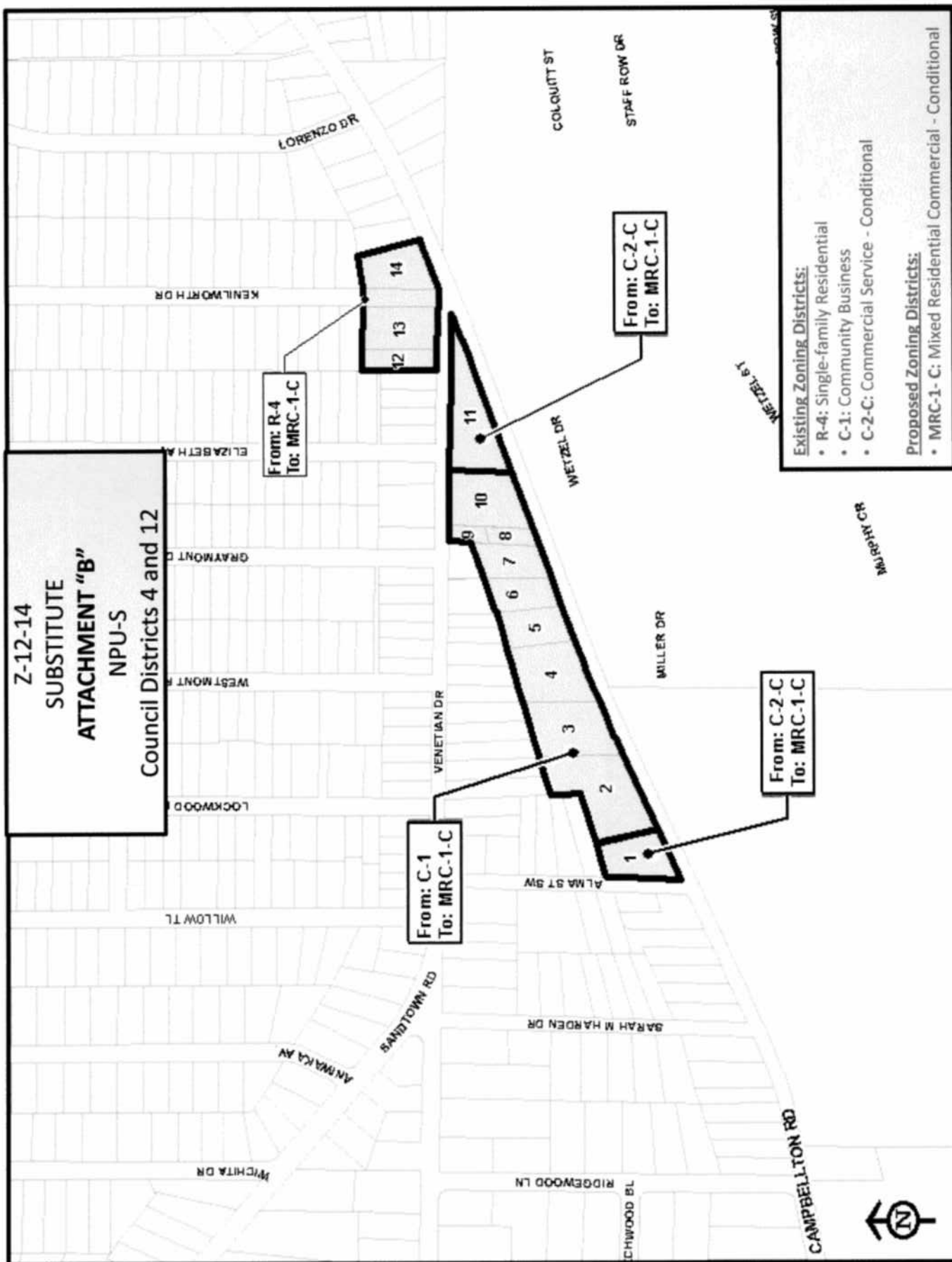
- c) Placement: Signage shall not be permitted on building facades facing side or rear property lines directly adjacent to residential districts or uses when tenant signage may be provided on other building facades.

SECTION 3: The regulations contained within Section 2 of this Ordinance shall supplement the regulations contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, Whenever the regulations contained within Section 2 of this Ordinance are different than those contained within Section 16-34.001 et seq. or Section 16-35.001 et seq. of the Atlanta Zoning Ordinance, the regulations contained within Section 2 of this Ordinance shall control.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance shall be repealed to the extent of the conflict.

**Z-12-14
ATTACHMENT "A"**

Parcel List as shown on Map "Attachment B"				
Parcel	Address(es)	Parcel ID Number	Zoning From	Zoning To
1	1555 Campbellton Road	14 01530001029	C-2-C	MRC-1-C
2	1531 Campbellton Road	14 01530001028	C-1	MRC-1-C
3	1519 Campbellton Road	14 01530001030	C-1	MRC-1-C
4	1501 Campbellton Road	14 01360001021	C-1	MRC-1-C
5	1489 Campbellton Road	14 01360001020	C-1	MRC-1-C
6	1473 Campbellton Road	14 01360001006	C-1	MRC-1-C
7	1469 Campbellton Road	14 01360001010	C-1	MRC-1-C
8	1447 Campbellton Road	14 01360001023	C-1	MRC-1-C
9	1460 Venetian Drive	14 01360001024	C-1	MRC-1-C
10	1445 Campbellton Road	14 01360001019	C-1	MRC-1-C
11	1437 Campbellton Road	14 01360001018	C-2-C	MRC-1-C
12	1425 Venetian Drive	14 01370004125	R-4	MRC-1-C
13	1411 Venetian Drive	14 01370004161	R-4	MRC-1-C
14	1397 Campbellton Road	14 01370005023	R-4	MRC-1-C



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1) For all properties in a MRC (Mixed Residential Commercial) designation:

a) The following uses shall require a Special Use Permit:

- i. Clubs and lodges.
- ii. Mortuaries and funeral homes.
- iii. Pool halls, billiard parlors, bingo parlors, amusement arcades and game rooms.

b) The following uses shall be permitted with the following conditions:

- i. Sales/repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles shall be conducted within completely enclosed buildings.

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- ii. Hair salons, barber shops, beauty supply, beauty school, and nail salons shall be permitted if the parcel on which they are located is separated by a minimum distance of 500 linear feet, measured from, property line to property line from any like use on a separate parcel. This shall not be construed to mean that two of the above said uses within the same parcel shall be prohibited.
- iii. Dry cleaning establishments within the district provided that they are separated from another parcel with the same permitted use by a minimum horizontal distance of 500 linear feet, measured from property line to property line.
- iv. Package stores within the district provided that they are separated from another parcel with the same permitted use by a minimum horizontal distance of 500 linear feet, measured from property line to property line.
- v. Eating and Drinking Establishments, except those establishments that receive an alcohol license as a nightclub establishment.

c) The following uses are prohibited:

- i. Automobile repair garages, paint and body shops.
- ii. Automobile service stations, car washes.
- iii. Collections stations or plants for laundry and dry cleaning establishments.
- iv. Helicopter landing facilities or pickup or delivery stations: prohibited for all uses, except hospitals as allowed through a special use permit.
- v. Mixed-use storage facilities.
- vi. Pawn shops.
- vii. Tattoo and body piercing establishments.
- viii. Truck Stops.

d) Maximum building heights: A maximum total of three (3) stories and height of 42 feet, unless further restricted by the applicable MRC district regulations.

2) The following conditions shall apply to all properties regardless of zoning designation:

a) Building entrances: The primary pedestrian entrance shall be architecturally articulated.

b) Building facade materials shall consist of the following:

- i. Single and two-family residential structures: All exterior facades shall be brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
- ii. Townhouse residential structures: shall be defined as a row of two or more attached multi-family dwelling units with no unit located above or below another residential unit whereas:
 - 1. All exterior facades adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank (cementitious siding).
 - 2. All exterior facades not adjacent to a public street shall be brick, stone, cast stone, three-part hard coat stucco, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding). Exposed concrete masonry units are not permitted.
- iii. All other multi-family residential and non-residential structures:
 - 1. All exterior facades adjacent to and/or visible from a public street shall be predominately at least 51% brick. Stone, cast stone or three-part hard coat stucco may comprise the remaining 49% of each building façade.
 - 2. All exterior facades not adjacent to and/or visible from a public street shall be brick, stone, cast stone, three-part hard coat stucco, architecturally treated concrete masonry

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units, split-faced concrete, split-faced brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).

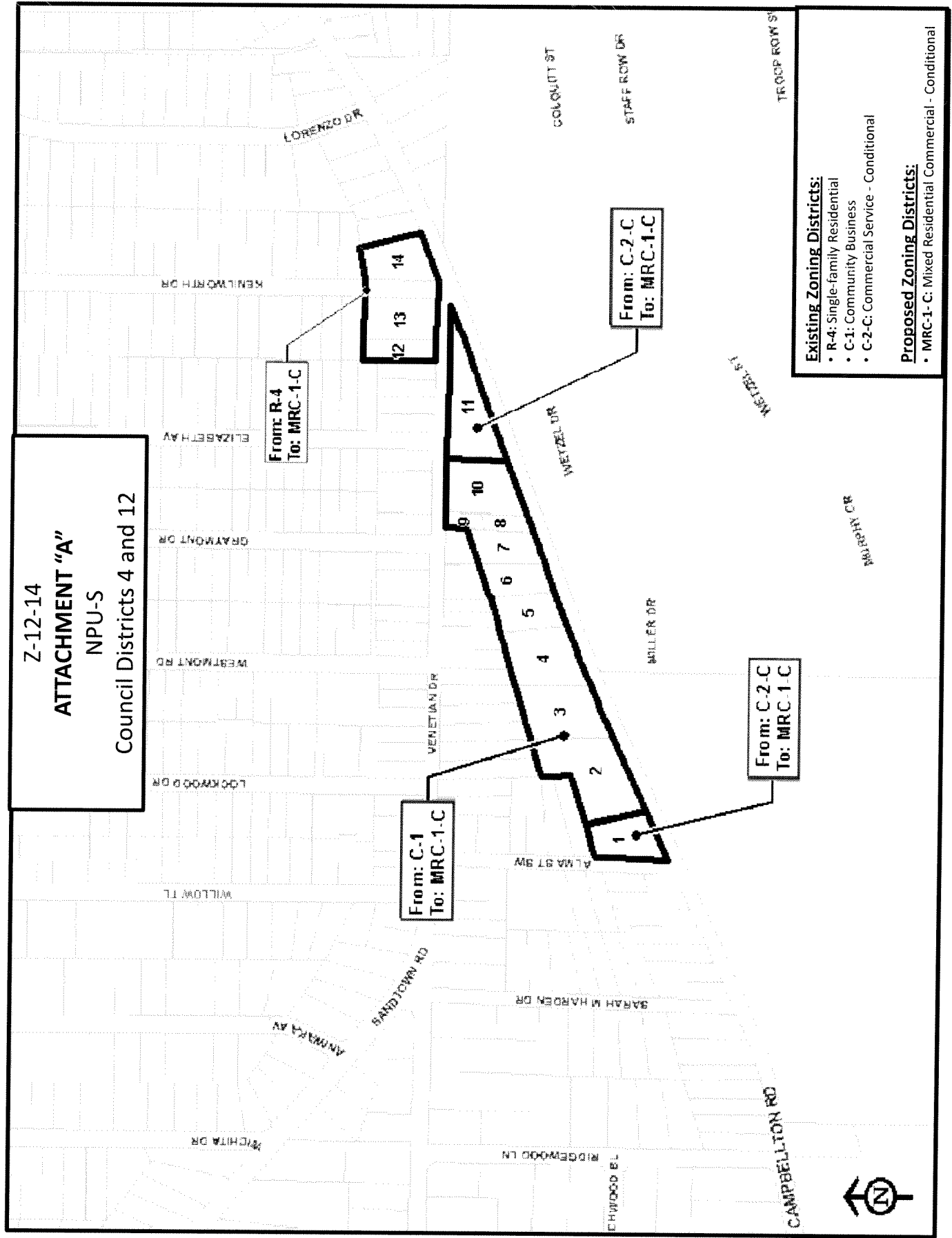
- iv. Retaining walls: shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

- 3) Fencing: In addition to the fencing requirements of the MRC district, any chain link fencing where permitted in these districts, shall be black or dark green vinyl coated.
- 4) Dumpsters and Loading areas: In addition to the dumpster and loading requirements of the MRC district, the following additional restrictions shall apply:
- a) Dumpsters and loading areas shall be enclosed with a self-closing opaque gate and opaque walls or fencing. Said gate, walls and fencing shall be a minimum of twelve (12) inches higher than the dumpster receptacle. The maximum combined height of a dumpster and screening walls or fencing shall be seven (7) feet.
 - b) Landscape screening where required, shall consist of a continuous hedge of evergreen shrubs, which shall be a minimum height of six (6) feet at time of planting and shall be maintained by the property owner.
- 5) Security materials: Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public street.
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Z-12-14
ATTACHMENT "A"
NPU-S
Council Districts 4 and 12



Z-12-14
ATTACHMENT “B”

MAP ATTACHMENT “A” Parcels				
Parcel	Address(es)	Parcel ID Number	Zoning From	Zoning To
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